

COLLEGE PARK DOWNTOWN REDEVELOPMENT

Other Site Considerations

	Special Lot Site	Friend's School Site	Branchville Site
Location	City Hall remains in downtown	City Hall moves .30 miles from downtown	City Hall moves 1.60 miles from downtown
Space For Furture Expansion	No space for additional uses or expansion without impacting parking	Nursery school/ other alternative uses could be combined. Room for expansion	Fire Station storage/other alternative uses could be combined. Room for future expansion
Site Control	City will own but needs to acquire two lots	City owns site	Uncertain - Site will be probably be a ground lease
Impact on Public Parking Spaces	Parking spaces reduced to 337	Public parking spaces at 405	Public parking spaces at 405
Project Schedule	Construction can't start until city controls entire site. Could take up to two years	Tenant has requested extension of lease until August 2006. Consruction can start when tenant vacates	Construction can't start until the city obtains site control. Could take up to one year
Mothballing Cost (Maintenance cost of vacant property)	None	Costs will include initial cleanup, electric, heat security, ground maintenance costs, etc.	None